



Westfield-Washington Township Advisory Plan Commission (APC) Workshop Meeting

Minutes of the October 17, 2022 APC Workshop Meeting
Presented for approval: November 9, 2022

Westfield-Washington Township Advisory Plan Commission
met at 7:00 p.m. on Monday, October 17, 2022 at Westfield City Services Center.

Active links for this meeting:

[October 17, 2022 APC Agenda & Exhibits](#)

[October 17, 2022 YouTube Video](#)

OPENING OF MEETING

[YouTube Time: 0:01](#)

Roll Call

Commissioners Members Present In-Person: Kristen Burkman, Matt Deck, Robert Horkay, Mike Johns, Ginny Kelleher, Victor McCarty, Andre Maue, and Dave Schmitz.

Commissioners Present Virtually: Cindy Spoljaric.

Commissioners Absent: None.

City Staff Present In-Person: Kevin Todd, Director; Caleb Ernest, Senior Planner; and Weston Rogers, Associate Planner.

City Staff Present Virtually: None.

Legal Counsel Present Virtually: Ashley Ulbricht with Taft Stettinius & Hollister LLP.

APPROVAL OF MINUTES

Maue motioned to approve the October 3, 2022 Minutes.

Schmitz seconded. Motion passed. Vote 8-0. (Spoljaric abstained-no video capability)

CHANGES TO THE AGENDA

None

PLAT COMMITTEE NOMINATIONS

Justin Wiley

McCarty motioned to approve this appointment. Deck seconded. Motion passed 8-0. (Spoljaric abstained)

Bob Horkay

Burkman motioned to approve this appointment. Kelleher seconded. Motion passed 8-0. (Spoljaric abstained)

Haley Morgan

McCarty motioned to approve this appointment. Schmitz seconded. Motion passed 8-0. (Spoljaric abstained)

Joe Montalone

Maue motioned to approve this appointment. Kelleher seconded. Motion passed 8-0. (Spoljaric abstained)

Michael Pearce

Kelleher motioned to approve this appointment. Deck seconded. Motion passed 8-0. (Spoljaric abstained)

REVIEW RULES AND PROCEDURES

Todd reviewed APC Workshop rules and procedures.

CONSENT AGENDA ITEMS

No Consent Agenda Items.

Agendas and minutes for all City meetings are updated and available at the City's website.

Website: www.westfield.in.gov / Community Development Department E-mail: community@westfield.in.gov

WORKSHOP ITEMS

2208-PUD-16 [WORKSHOP]

[YouTube Time: 8:23](#)

Westfield Yard PUD

West Side of Gray Road, 200 feet south of State Road 32

Grand Communities, LLC by Nelson & Frankenberger, LLC requests a change in zoning for 10.8 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Westfield Yard Planned Unit Development (PUD) District.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov) (Presented by Kevin Todd – ktod@westfield.in.gov)

Staff presentation / Petitioner presentation / APC comments

Workshop discussion only.

MISCELLANEOUS ITEMS

[YouTube Time: 1:04:43](#)

Department Presentation

Westfield-Washington Township Residential and Nonresidential Inventory Presentation.

(Planner: Caleb Ernest cernest@westfield.in.gov)

ITEMS CONTINUED TO A FUTURE MEETING

2108-PUD-21 [CONTINUED]

Grand Millennium Center PUD Amendment I

North of David Brown Drive, East and West of Westfield Blvd

31/32 Investors by Edgerock Development, LLC requests an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

2111-PUD-27

TowneRun PUD [CONTINUED]

Northwest corner of Towne Road and West 146th Street

LOR Corporation by Church Church Hittle + Antrim requests a change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun PUD District.

(Planner: Kevin Todd - ktodd@westfield.in.gov)

2206-PUD-11 [CONTINUED]

Towne Road Crossing PUD Amendment I

South of SR 32, west of Little Eagle Creek Avenue

H&H Stables, LLC by Nelson & Frankenberger, LLC requests an amendment to the Towne Road Crossing PUD to permit an Equestrian Facility and a maximum of thirty (30) residential Lots on 69 acres +/- in the Towne Road Crossing PUD District.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

2207-PUD-13 [CONTINUED]

Woods Robinson Briggs PUD Amendment II

Generally at 904 East 191st Street

191st Land Acquisition, LLC requests an amendment to the Woods-Robinson-Briggs PUD to add 4.54 acres +/- of additional real estate, modify the General Regulations of the proposed District 1 water feature, and modify the proposed Park/Trail Head District standards.

(Planner: Weston Rogers - wrogers@westfield.in.gov)

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2209-ZOA-03 [CONTINUED]

Unified Development Ordinance Amendment (Floodplain)

The City of Westfield requests approval of an ordinance to amend Articles 3.5 & 5.5 of the Westfield-Washington Township Unified Development Ordinance.

(Planner: Pam Howard - phoward@westfield.in.gov)

REPORTS/COMMENTS:

[*YouTube Time: 1:47:28*](#)

- Plan Commission Comments
- Downtown Update
- City Council Liaison
- Board of Zoning Appeals Liaison
- Plat Committee Liaison
- Community Development Department

ADJOURNMENT

Kelleher motioned to adjourn the meeting. McCarty seconded. Motion passed. Vote 9-0.

The meeting adjourned at 9:20 p.m.

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Signature Page for APC Minutes for November 17, 2022

Robert Horkay, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary